



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

www.merrimacknh.gov

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, OCTOBER 5, 2021

Planning Board members present: Paul McLaughlin; Jaimie von Schoen; Lynn Christensen; Neil Anketell; Barbara Healey (Town Council Ex-Officio) & Alternate Nelson Disco

Planning Board members absent: Robert Best

Staff present: Casey Wolfe, Assistant Planner

1. Call to Order

Paul McLaughlin called the meeting to order at 7:02 p.m. and appointed Nelson Disco to sit for Robert Best.

2. Planning & Zoning Administrator's Report

The Board voted 6-0-0 to determine that the HCOP/Pennichuck Lot Line Adjustment is not of regional impact, on a motion made by Lynn Christensen and seconded by Barbara Healey.

3. RGGGS Realty, LLC (applicant) and Starten Realty, LLC (owner) - Conceptual discussion regarding the addition of a gas station and drive-thru coffee shop at the site of an existing car wash. The parcel is located at 376 DW Highway in the C-2 (General Commercial), Aquifer Conservation, and Elderly Housing Overlay Districts. Tax Map 4D-3, Lot 002. Case #PB2021-38

Presentation by: David Frothingham, Wilcox & Barton, Inc.

Discussion only.

4. HCOP Merrimack, LLC and Pennichuck Corporation (Applicants & Owners) - Review for acceptance and consideration of final approval for a lot line adjustment. The parcels are located at 25 and 29 Manchester Street and 10 Al Paul Lane in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D Lots 004-5, 004-6 & 004-7. Case # PB2021-39.

Applicant was represented by: Steven Auger, Hayner/Swanson, Inc.

The Board voted 6-0-0 to accept the application as complete, on a motion made by Lynn Christensen and seconded by Neil Anketell.

The Board voted 6-0-0 to grant waivers to Sections 4.06.3 (topography plan), 4.20.2 (pedestrian ways and sidewalks), and 4.16(d) (drainage calculations) on a motion made by Lynn Christensen and seconded by Barbara Healey.

There was no public comment.

The Board voted 6-0-0 to grant conditional final approval, on a motion made by Lynn Christensen and seconded by Jaimie von Schoen.

5. Discussion/possible action regarding other items of concern

The Board voted 6-0-0 to grant a 6 month extension of conditional approval for the Flatley CUP Amendment, on a motion made by Lynn Christensen and seconded by Nelson Disco.

6. Approval of Minutes — September 21, 2021

The Board voted 4-0-2 to approve the minutes of September 21, 2021 as drafted on a motion made by Lynn Christensen and seconded by Nelson Disco. Paul McLaughlin and Barbara Healey abstained.

7. Adjourn

The Board voted 6-0-0 to adjourn at 7:42 p.m. on a motion made by Lynn Christensen and seconded by Neil Anketell.